EVANS
ESTATES



# Cedars Avenue

## , Coventry, CV6 1DR

## Offers over £190,000

*** Great family home situated in the popular Coundon area ***

**Upon entering, you are welcomed by a spacious entrance hall that leads to two well-proportioned reception rooms, perfect for both relaxation and entertaining. The extended kitchen offers ample space for culinary pursuits and family gatherings, ensuring that this home is both functional and welcoming.**

**The first floor comprises three generously sized bedrooms, providing plenty of room for family members or guests. The family bathroom is conveniently located to serve all bedrooms, making daily routines effortless.**

**This property is enhanced by the benefits of double glazing and although the property has heating system in the property the boiler is not working and will be sold like this, ensuring warmth and comfort throughout the year. Externally, you will find delightful gardens to both the front and rear, offering a lovely outdoor space for children to play or for enjoying a quiet moment in the fresh air.**

**In summary, this mid-terrace house on Cedars Avenue presents a wonderful opportunity to acquire a family home in a desirable location. With its spacious accommodation and**

- **Three Bedrooms**
- **Extended Kitchen**
- **Family Bathroom**

## Viewing

**Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.**

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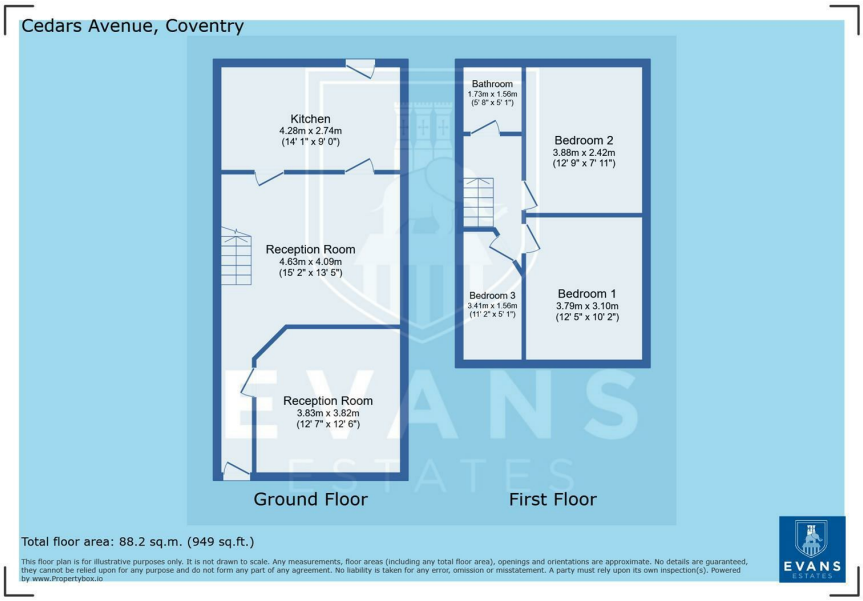
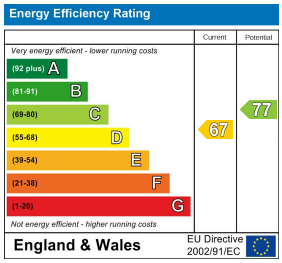
## Floor Plan




## Area Map




## Energy Efficiency Graph









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